

ORDINANCE 110349

AN ORDINANCE relating to historic preservation, imposing controls upon the Beacon Hill First Baptist Church, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code, establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on October 15, 1980, voted to approve the nomination of the Beacon Hill First Baptist Church at 1607 South Forest Street in Seattle as a landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on November 19, 1980, the Board voted to approve the designation of the Beacon Hill First Baptist Church as a landmark under Code Chapter 25.12; and

WHEREAS, on January 21, 1981, the Board approved controls and incentives for the designated property; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Beacon Hill First Baptist Church, more particularly described as: Lot 4, Block 53, T. Hanford's Addition to South Seattle, as a landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

- (1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
 - (2) It is an outstanding work of a designer or builder;
- is hereby acknowledged.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired

1 before the owner may make alterations to: 1) the
2 entire exterior of the original structure; and 2) the
3 interior of the sanctuary; provided that, nothing
4 herein shall prevent any changes in such features where
5 such changes are necessitated by changes in the liturgy,
6 it being understood that the owner is the exclusive
7 authority on liturgy and is the decisive party in
8 determining what architectural changes are appropriate
9 to the liturgy. Any in-kind maintenance and repair for
10 the above-noted features shall be excluded from the
above controls.

11 Section 3. The following incentives are hereby noted
12 as potentially available to the owner although the listing
13 is not inclusive:

14 As a part of Code Section 24.74.020 - Special Exceptions -
15 of the City Zoning Ordinance certain incentives are
16 available, on an application basis, to permit in certain
17 circumstances, uses not otherwise permitted within the
zone in which the Landmark is located.

18 Section 4. Enforcement of this Ordinance and penalties
19 for its violation shall be as provided in Section 25.12.910
20 of the Seattle Municipal Code.

21 Section 5. The City Clerk is hereby directed to record
22 this ordinance with the King County Director of Records and
23 Elections, deliver two copies to the City Historic Preservation
24 Officer, 400 Yesler Building, and deliver one copy to the
25 Director of the Department of Construction and Land Use.
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